

075.0

0002

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,244,900 / 1,244,900

USE VALUE: 1,244,900 / 1,244,900

ASSESSED: 1,244,900 / 1,244,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
36		ROBIN HOOD RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: PARL GAIL D GRUNBERG--ETAL	
Owner 2: PARL STEEN A	
Owner 3:	

Street 1: 36 ROBINHOOD ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: PARL GAIL D GRUNBERG--ETAL -

Owner 2: PARL STEEN A -

Street 1: 36 ROBINHOOD ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 11,050 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Clapboard Exterior and 2466 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11050		Sq. Ft.	Site		0	70.	1.02	4			View	50					789,074						789,100	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description							User Acct
							47283
							GIS Ref
							GIS Ref
							Insp Date
							11/28/18

PREVIOUS ASSESSMENT										Parcel ID	075.0-0002-0007.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	101	FV	447,000	8700	11,050.	789,100	1,244,800	1,244,800	Year End Roll	12/18/2019			
2019	101	FV	336,700	8700	11,050.	789,100	1,134,500	1,134,500	Year End Roll	1/3/2019			
2018	101	FV	336,700	8700	11,050.	676,400	1,021,800	1,021,800	Year End Roll	12/20/2017			
2017	101	FV	336,700	8700	11,050.	631,300	976,700	976,700	Year End Roll	1/3/2017			
2016	101	FV	336,700	8700	11,050.	541,100	886,500	886,500	Year End	1/4/2016			
2015	101	FV	328,200	8700	11,050.	484,700	821,600	821,600	Year End Roll	12/11/2014			
2014	101	FV	328,200	8700	11,050.	448,600	785,500	785,500	Year End Roll	12/16/2013			
2013	101	FV	328,200	8700	11,050.	427,800	764,700	764,700		12/13/2012			

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARL GAIL D GRU	53673-161		10/14/2009	Family		1	No	No	
	17663-461		12/1/1986			1	No	No	F

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
5/30/2019	795	New Wind	11,951	C					11/28/2018	Inspected	BS	Barbara S			
11/24/2014	1570	New Wind	20,847						10/29/2018	MEAS&NOTICE	BS	Barbara S			
10/1/2010	2079	New Wind	6,695						6/12/2009	Measured	189	PATRIOT			
4/14/2008	349	Porch	8,250			G9	GR FY09	REPL 3 WINDOWS	10/30/1999	Mailer Sent					
								BUILD FRONT PORCH	10/21/1999	Measured	263	PATRIOT			
									4/1/1992		PM	Peter M			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																										
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:	16	35																					
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall:	OthrFix:	Rating:	RESIDENTIAL GRID								8	6																							
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: YELLOW	View / Desir:	OTHER FEATURES	Kits: 1 Rating: Average	A Kits:	Rating:	Fpl: 1 Rating: Average	WSFlue:	Rating:	1st Res Grid Desc: Line 1 # Units: 1	Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	UAT																					
GENERAL INFORMATION	Grade: B- - Good (-)	Year Blt: 1919	Eff Yr Blt:	Condo Information	Total Units:	Floor:	% Own:	Name:	Totals	RMS: 8 BRs: 4 Baths: 2 HB: 1	Lower	Lvl 1	Lower	WDK <sup>12</sup>	FFL ( 226 )	SFL																						
Alt LUC:	Alt %:	Jurisdct: G12	Fact: .	DEPRECIATION	Phys Cond: AG - Avg-Good	26.	%	Exterior:	No Unit	RMS	BRs	FL	Interior:	1	8	4	FFL																					
Const Mod:	Lump Sum Adj:	Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Functional:		%	Additions:					Kitchen:				BMT																						
Sec Int Wall:	%	Partition: T - Typical	Prim Floors: 3 - Hardwood	Economic:		%	Baths:					Baths:				( 1120 )																						
Sec Floors:	%	Override:	Total: 26.4 %	Special:		%	Plumbing:					Electric:				12																						
Bsmnt Flr: 12 - Concrete	Subfloor:	CALC SUMMARY	Basic \$ / SQ: 125.00	Const Adj.: 1.07579064	Adj \$ / SQ: 135.805	Other Features: 101500	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val	Totals	Heating:	1	8	4	12																					
Bsmnt Gar:	Electric: 3 - Typical	Size Adj.: 1.07579064	Adj Total: 607451	Grade Factor: 1.21	Adj Total: 60367	Final Total: 447100	Val/Su Net: 110.23	LUC Factor: 1.00	Juris. Factor: 1.00	Before Depr: 164.32	Val/Su SzAd: 181.31	General:				2																						
Insulation: 2 - Typical	Int vs Ext: S	Depreciation: 160367	Depreciated Total: 447084	PARCEL ID	075.0-0002-0007.0	Net Sketched Area: 4,056	Total: 400,526	Sub Area	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																			
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	# Heat Sys: 1	% Heated: 100	% AC:	Solar HW: NO	Central Vac: NO	% Com Wall	% Sprinkled:	Rate	Parcel ID	Typ	Date	Sale Price	FFL	First Floor	1,346	135.800	182,794																				
Mobile Home	Make:	Model:	Serial #:	Year:	Color:	PARCEL ID	075.0-0002-0007.0	BMT	Basement	1,120	40.740	45,630	SFL	Second Floor	1,120	135.800	152,102	UAT	Upper Attic	280	54.320	15,210	OPF	Open Porch	106	32.380	3,433	WDK	Deck	84	16.160	1,357						
SPEC FEATURES/YARD ITEMS												Net Sketched Area: 4,056	Total: 400,526	Sub Area	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten													
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																						
3	Garage	D Y	1	22X20	A	AV	1920	20.68	T	40	101			5,500		5,500																						
14	Open Porch	D Y	1	10X22	A	AV	1920	24.00	T	40	101			3,200		3,200																						
More: N	Total Yard Items:	8,700	Total Special Features:		Total:	8,700	IMAGE	AssessPro Patriot Properties, Inc																														